JOINT LEGISLATIVE COMMISSION

ON MUNICIPAL INCORPORATIONS

REPORT TO THE

GENERAL ASSEMBLY

OF NORTH CAROLINA

Town of West Norman

May 24, 2000

REPORT TO THE GENERAL ASSEMBLY
PROPOSED INCORPORATION OF THE
TOWN OF WEST NORMAN
MAY 24, 2000

The Joint Legislative Commission on Municipal Incorporations was created in 1986 by the General Assembly to conduct an independent review and evaluation of proposed municipal incorporations. This evaluation, to be conducted in accordance with a statutory set of objective criteria, is designed to allow the General Assembly to determine the feasibility of the proposed new municipality. The Commission consists of four members of the General Assembly, one city official, and one county official. A list of Commission members appears as Appendix A.

The statutory criteria includes a review of community support (a petition is required), population, land development, nearness to other urban areas, and ability to provide municipal services at a reasonable tax rate. A copy of the statutes authorizing the Commission and establishing the incorporation criteria is attached as Appendix B.

The Commission on November 30, 1998 received a petition proposing the incorporation of the Town of West Norman in Lincoln County. A copy of the petition is attached as Appendix C.

The Commission, pursuant to G.S. 120-161, asked the Division of Community Assistance of the Department of Commerce to evaluate the petition. The Division conducted the evaluation and, based upon its report, the Commission on March 8, 2000 found that the requirements of G.S. 120-163 and G.S. 120-164 had been met (a copy of the report is attached as Appendix D).

The Commission further asked the Division of Community Assistance to evaluate the proposed Town's petition for incorporation under G.S. 120-166 (a copy of the report is attached as Appendix E) and G.S. 120-167 through G.S. 120-170 (a copy of the report is attached as Appendix F). The Division conducted the evaluations and determined that all statutory requirements had been met.

On May 18, 2000, the Commission held a public hearing on the incorporation of the Town of West Norman in Denver, North Carolina. Fifteen persons spoke in favor of incorporation of the Town and twelve spoke in opposition.

The Commission finds that the proposed Town of West Norman meets the standards required by Article 20 of Chapter 160A of the General Statutes and recommends incorporation of the area as the Town of West Norman.

APPENDIX A

JOINT LEGISLATIVE COMMISSION ON
MUNICIPAL INCORPORATIONS
1999-2001
Membership

President Pro Tem's Appointments

Senator Fletcher Hartsell
P. O. Box 368
Concord, NC 28026-0368

Senator Kay R. Hagan
305 Meadowbrook Terrace
Greensboro, NC 27408

Mr. Ronald R. Kimble, Manager
City of Greenville
P. O. Box 7207
Greenville, NC 27835

Speaker's Appointments

Representative Mary L. Jarrell
Legislature Building, Room 2219
Raleigh, NC 27603

Representative John W. Hurley
P. O. Box 714
Fayetteville, NC 28303

Mr. Jerry Ayscue
Vance County Manager
Vance County Courthouse
Young Street
Henderson, NC 27536

Staff

Gerry Cohen, Director
Bill Drafting Division

Gayle L. Moses, Staff Attorney
Bill Drafting Division

Legislative Assistant

Chris Minard
624 Legislative Office Building

APPENDIX B

ARTICLE 20.
Joint Legislative Commission on Municipal Incorporations.
Part 1. Organization.

§ 120-158. Creation of Commission.

(a) There is created the Joint Legislative Commission on Municipal Incorporations, referred to in this Article as "Commission".

(b) The Commission shall consist of six members, appointed as follows:

(1) Two Senators appointed by the President Pro Tempore of the Senate;

(2) Two House members appointed by the Speaker;

(3) One city manager or elected city official, appointed by the President Pro Tempore of the Senate from a list of three eligible persons nominated by the North Carolina League of Municipalities; and

(4) One county commissioner or county manager, appointed by the Speaker from a list of three eligible persons nominated by the North Carolina Association of County Commissioners.

§120-159. Terms.

Members shall be appointed for terms ending June 30, 1987, and subsequently for two-year terms beginning July 1, 1987, and biennially thereafter. A member eligible when appointed may continue for the remainder of the term regardless of the member's continued eligibility for the category. The Commission shall elect a chairman from its membership for a one-year term.

§120-160. Compensation.

Members of the Commission who are members of the General Assembly shall receive subsistence and travel allowances as provided by G.S. 120-3.1. Members who are State officers or employees shall receive subsistence and travel allowances as provided by G.S. 138-6. All other members shall receive per diem, subsistence, and travel allowances as provided by G.S. 138-5.

§ 120-161. Facilities and staff.

The Commission may meet in the Legislative Building or the Legislative Office Building. Staff for the Commission shall be

provided by the Legislative Services Commission. The Commission may contract with the Institute of Government, the Local Government Commission, the Department of Environment and Natural Resources, or other agencies as may be necessary in completing any required studies, within the funds appropriated to the Commission.

§120-162. Reserved for future codification purposes.

PART 2. Procedure for Incorporation Review.

§120-163. Petition.

(a) The process of seeking the recommendation of the Commission is commenced by filing with the Commission a petition signed by fifteen percent (15%) of the registered voters of the area proposed to be incorporated, but by not less than 25 registered voters of that area, asking for incorporation.

(b) The petition must be verified by the county board of elections of the county where the voter is alleged to be registered. The board of elections shall cause to be examined the signature, shall place a check mark beside the name of each signer who is qualified and registered to vote in that county in the area proposed to be incorporated, and shall attach to the petition a certificate stating the number of voters registered in that county in the area proposed to be incorporated, and the total number of registered voters who have been verified. The county board of elections shall return the petition to the person who presented it within 15 working days of receipt.

(c) The petition must include a proposed name for the city, a map of the city, a list of proposed services to be provided by the proposed municipality, the names of three persons to serve as interim governing board, a proposed charter, a statement of the estimated population, assessed valuation, degree of development, population density, and recommendations as to the form of government and manner of election. The proposed municipality may not contain any noncontiguous areas.

(d) The petitioners must present to the Commission the verified petition from the county board of elections.

(e) A petition must be submitted to the Commission at least 60 days prior to convening of the next regular session of the General Assembly in order for the Commission to make a recommendation to that session.

§120-164. Notification.

(a) Not later than five days before submitting the petition to the Commission, the petitioners shall notify:

(1) The board or boards of county commissioners of the county or counties where the proposed municipality is located;

(2) All cities within that county or counties; and

(3) All cities in any other county that are within five miles of the proposed municipality of the intent to present the petition to the Commission.

(b) The petitioners shall also publish, one per week for two consecutive weeks, with the second publication no later than seven days before submitting the petition to the Commission, notice in a newspaper of general circulation in the area proposed to be incorporated of the intent to present the petition to the Commission.

§120-165. Initial inquiry.

(a) The Commission shall, upon receipt of the petition, determine if the requirements of G.S. 120-163 and G.S. 120-164 have been met. If it determines that those requirements have not been met, it shall return the petition to the petitioners. The Commission shall also publish in the North Carolina Register notice that it has received the petition.

(b) If it determines that those requirements have been met, it shall conduct further inquiry as provided by this Part.

*** § 120-166. Additional criteria; nearness to another municipality.

(a) The Commission may not make a positive recommendation if the proposed municipality is located within one mile of a municipality of 5,000 to 9,999, within three miles of a municipality of 10,000 to 24,999, within four miles of a municipality of 25,000 to 49,999, or within five miles of a municipality of 50,000 or over, according to the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census.

(b) Subsection (a) of this section does not apply in the case of proximity to a specific municipality if:

(1) The proposed municipality is entirely on an island that the nearby city is not on;

(2) The proposed municipality is separated by a major river or other natural barrier from the nearby city, such that provision of municipal services by

the nearby city to the proposed municipality is infeasible or the cost is prohibitive, and the Commission shall adopt policies to implement this subdivision;

(3) The municipalities within the distances described in subsection (a) of this section by resolution express their approval of the incorporation; or

(4) An area of at least fifty percent (50%) of the proposed municipality has petitioned for annexation to the nearby city under G.S. 160A-31 within the previous 12 months before the incorporation petition is submitted to the Commission but the annexation petition was not approved.

*** The 1998 amendment, effective Novembler 1, 1998, rewrote subdivision (b)(3), which formerly read "The nearby municipality by resolution expresses its approval of the incorporation; or". The amendment is applicable to annexations for which the resolution of intent is adopted on or after November 1, 1998, and shall not apply to any incorporation proposal originally presented to the Joint Legislative Commission on Municipal Incorporations prior to that effective date.

§120-167. Additional criteria; population.

The Commission may not make a positive recommendation unless the proposed municipality has a permanent population of at least 100.

§120-168. Additional criteria; development.

Except when the entire proposed municipality is within two miles of the Atlantic Ocean, Albemarle Sound, or Pamlico Sound, the Commission may not make a positive recommendation unless forty percent (40%) of the area is developed for residential, commercial, industrial, institutional, or governmental uses, or is dedicated as open space under the provisions of a zoning ordinance, subdivision ordinance, conditional or special use permit, or recorded restrictive covenants.

§120-169. Additional criteria; area unincorporated.

The Commission may not make a positive recommendation if any of the proposed municipality is included within the boundary of another incorporated municipality, as defined by G.S. 153A-1(1).

*** § 120-169.1. Additional criteria; level of development, services.

(a) Level of Development. -- The Commission may not make a positive recommendation unless the entire area proposed for incorporation meets the applicable criteria for development under G.S. 160A-36(c) or G.S. 160A-48(c).

(b) Services. -- The Commission may not make a positive recommendation unless the area to be incorporated submits a plan for providing a reasonable level of municipal services. To meet the requirements of this subsection, the persons submitting the plan for incorporation must propose to provide at least two of the following services:

(1) Police protection.
(2) Fire protection.
(3) Garbage and refuse collection or disposal.
(4) Water distribution.
(5) Sewer collection or disposal.
(6) Street maintenance, construction, or right-of-way acquisition.
(7) Street lighting.
(8) Adoption of citywide planning and zoning.

*** This section becomes effective November 1, 1998, is applicable to annexations for which the resolution of intent is adopted on or after that date, and shall not apply to any incorporation proposal originally presented to the Joint Legislative Commission on Municipal Incorporations prior to that date.

§120-170. Findings as to services.

The Commission may not make a positive recommendation unless it finds that the proposed municipality can provide at a reasonable tax rate the services requested by the petition, and finds that the proposed municipality can provide at a reasonable tax rate the types of services usually provided by similar municipalities. In making findings under this section, the Commission shall take into account municipal services already being provided.

§120-171. Procedures if findings made.

(a) If the Commission finds that it may not make a positive recommendation because of the provisions of G.S. 120-166 through G.S. 120-170, it shall make a negative recommendation to the General Assembly. The report to the General Assembly shall list the grounds on which a negative recommendation is made, along

with specific findings. If a negative recommendation is made, the Commission shall notify the petitioners of the need for a legally sufficient description of the proposed municipality if the proposal is to be considered by the General Assembly. At the request of a majority of the members of the interim board named in the petition, the Commission may conduct a public hearing and forward any comments or findings made as a result of that hearing along with the negative recommendation.

(b) If the Commission determines that it will not be barred from making a positive recommendation by G.S. 120-166 through G.S. 120-170, it shall require that petitioners have a legally sufficient description of the proposed municipality prepared at their expense as a condition of a positive recommendation.

(c) If the Commission determines that it is not barred from making a positive recommendation, it shall make a positive recommendation to the General Assembly for incorporation.

(d) The report of the Commission on a petition shall be in a form determined by the Commission to be useful to the General Assembly.

§120-172. Referendum.

Based on information received at the public hearing, the Commission may recommend that any incorporation act passed by the General Assembly shall be submitted to a referendum, except if the petition contained the signatures of fifty percent (50%) of registered voters the Commission shall not recommend a referendum.

§120-173. Modification of petition.

With the agreement of the majority of the persons designated by the petition as an interim governing board, the Commission may submit to the General Assembly recommendations based on deletion of areas from the petition, as long as there are no noncontiguous areas.

§120-174. Deadline for recommendations.

If the petition is timely received under G.S. 120-163(e), the Commission shall make its recommendation to the General Assembly no later than 60 days after convening of the next regular session after submission of the petition.

§120-175 through 120-179: Reserved for future codification purposes.

Petition to Incorporate the Town of West Norman, North Carolina

INTRODUCTION

When the early American colonial settlers crossed the Catawba River into present day Lincoln County, they had to contest with the Catawba Indians along with the rigors of agrarian colonial life for their survival. The fertile lowlands along the western bank of the Catawba River provided the opportunity for the development of a prosperous farming community. These early settlers were hard working, industrious, God-fearing people. Many of their descendants still populate the eastern section of modern-day Lincoln County.

The community suffered a painful blow when in 1862 a group of 86 men and boys left the area to fight in the Civil War with the Beatties Ford Rifle Company. In the battle of Seven Pines, just south of Richmond, 83 members of the company were either killed or seriously injured. The community experienced another emotional disruption when the Duke Power Company flooded a large portion of their land in the early 1960s to form what is today Lake Norman, the largest lake in North Carolina.

While farming continued, the area became an inviting location for vacation and full-time lake residents. Many cabins and small homes were built on and around Lake Norman. The Phillips Company subsequently began construction on the Westport development, a combination golf course and residential waterfront community. During the past 35 years the area population has grown exponentially. In recent years, the county constructed a large water treatment facility on Lake Norman. In 1997, a large capacity sewer system was placed into operation in East Lincoln County. A new four-lane north-south highway paralleling Highway 16 is due to be completed in 2004. These changes have recently motivated developers to announce plans for the construction of 2500 additional homes and two 18-hole golf courses in the immediate area.

Such construction will create many problems, but it can be a very positive development for all our citizens. Historical precedent indicates that only local citizens, responding to local problems in a fair and responsible manner, can adequately address the problems of land use, traffic congestion, school overcrowding, increased crime, environmental pollution, and many other difficulties that accompany such explosive growth. County governments have frequently shown an inability or an unwillingness to manifest the attention, concern, and dedication that solutions to such problems require. Many feel that only a local municipal government can address these concerns.

While the subject of this report is "Incorporation", the more fundamental question is whether or not the citizens of the proposed municipality of West Norman will be permitted to express, in a democratic vote, their desire to live in an incorporated community. We maintain that they will reaffirm the basic American principle that the government that is best is the government that is closest to the people.

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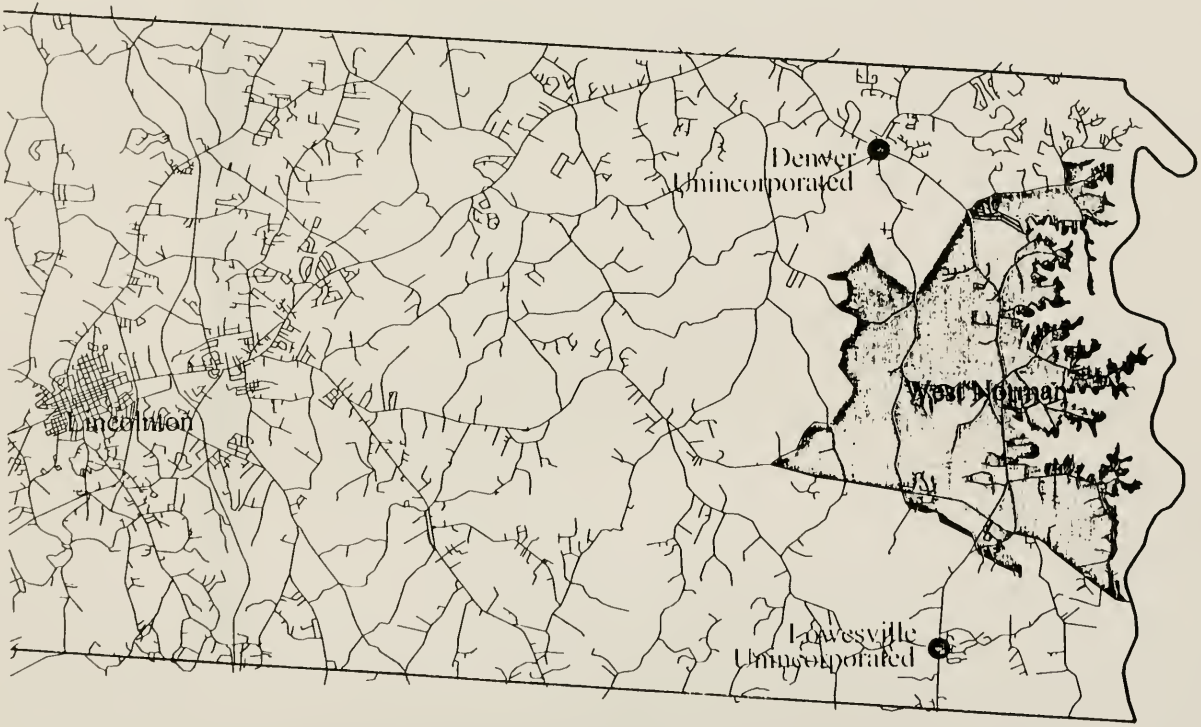
Boundary Map of West Norman

West Norman

Sailview
Killians Creek
Westport
The Verdict
Triangle
Cowans Ford
Oxford Hunt
Waterside

Location Map of West Norman within Lincoln County

Corporate Boundaries of Proposed West Norman



Rationale and Objectives

RATIONALE AND OBJECTIVES

This proposal for incorporation is presented to the distinguished members of our North Carolina Legislature in a spirit of cooperation with that body as well as with many members of this community who have enthusiastically embraced this endeavor and eagerly await a hoped for, positive response to a truly cooperative community effort. Some factors entering into the decision to seek the legislature's approval for incorporation of the town of West Norman include the following:

- Because of extremely rapid growth of this proposed incorporated area, the two basic justifications for incorporation are self-evident. We need to control land use (present and long range), and we must have input as to how our tax money is spent.

- This rapid growth dictates a means of assuring the orderliness of, and control over, this growth in order to maintain the area's high livability and property value status.

- East Lincoln County is a massive revenue producer for Lincoln County. Over 40% of the county tax revenues come from the eastern one fifth (1/5) of Lincoln County. A close examination of the county budget reveals that only a small portion of these funds find their way back to the West Norman area.

- The dynamic needs of this locale require a means of planning for and dealing with these needs as they arise.

- The proposed incorporation area's population includes many experienced business people with significant leadership talents. A number of these individuals have reviewed this area, its needs in depth and agree that incorporation of this community as an independent municipality is not only appropriate, but essential.

Charter of the Town of West Norman

Section 1. The Charter of the Town of West Norman, North Carolina

ARTICLE I.

INCORPORATION AND CORPORATE POWERS

§ 1.1. Incorporation and Corporate Powers. The inhabitants of the Town of West Norman are a body corporate and politic under the name "Town of West Norman." Under that name they have all the powers, duties, rights and privileges, and immunities conferred and imposed on cities by the general law of North Carolina.

ARTICLE II.

CORPORATE BOUNDARIES

§ 2.1. Corporate Boundaries. The corporate boundaries of the Town of West Norman shall be as follows until changed in accordance with law:

Starting at the center of the Catawba River Bridge and the north right of way of Highway 73 and the east corner of Lincoln County, west along the north right of way of Highway 73 to the intersection of South Pilot Knob Road: southwest along the northwest right of way of south Pilot Knob Road to the intersection of the boundary of Waterside Crossing property; south along the boundary line of Waterside Crossing Property south of South Pilot Knob Road to the southwest corner of Waterside Crossing property and the northwest right of way of South Pilot Knob Road; southwest along the northwest right of way of South Pilot Knob Road to the intersection of South Little Egypt Road; thence northwest along the northeast right of way of South Little Egypt Road crossing Highway 16 to the southeast intersection of Oxford Hunt property and South Little Egypt Road; southwest along the boundary of Oxford Hunt Property to include all Oxford Hunt property southwest of South Little Egypt Road and back to the intersection of the west side of Oxford Hunt property and the northeast right of way of South Little Egypt Road, thence northwest along the northeast right of way of South Little Egypt to the intersection of the north right of way of Highway 73 thence west along the north right of way of Highway 73 to the intersection of Schronce Road and Highway 73; thence northeast along the southeast right of way of Schronce Road; next northeast along the present Lincoln County Triangle precinct line to the intersection of the Verdict Ridge property line and the west boundary of the present Lincoln County Triangle precinct line; thence northwest along the Verdict Ridge development property line crossing Kidville Road to the Denver Associates Partner property; thence northwest and northeast along the Denver Associates Partner property line; thence to the southeast intersection of the boundary line of the Denver Associates Partner property and the junction of the present Lincoln County Triangle precinct line at St. James Church Road; then northeast along the present Lincoln County Triangle precinct line to the intersection of the present Lincoln County Westport precinct line; thence northeast along the present Lincoln County Westport precinct line to the intersection of Highway 16 and Webbs Road; thence along the south right of way of Webbs Road to the intersection of Burton Lane and Webbs Road; then north along the east right of way of Burton Lane to the intersection of Burton Lane and the northwest corner of Crescent Resources property; thence east along the north boundary of Crescent Resources property to the east boundary of Lincoln County in Lake Norman; thence south along the east boundary of Lincoln County in Lake Norman to include the Cowans Ford Hydroelectric Plant and south to the starting point at the east boundary of Lincoln County and the north right of way of Highway 73 on the Catawba River Bridge.

ARTICLE III.

GOVERNING BODY

§ 3.1. Structure of Governing Body; Number of Members. The governing body of the Town of West Norman is the Town Council, which has five (5) members, and the Mayor.

§ 3.2. Temporary Officers. Until the initial election in 2001 provided for by Section 4.1 of this Charter, Louis L.Voit is hereby appointed Mayor and Jack G. McCachern, Thomas McGuire, Larry L. Olmsted, Leonard McPherson and Celeste I. Renaldo are hereby appointed members of the Town Council and they shall possess and may exercise the powers granted to the Mayor and Town Council until their successors are elected or appointed and qualify pursuant to this Charter.

§ 3.3. Manner of Electing Town Council; Term of Office. The qualified voters of the entire Town shall elect the members of the Town council. Except as provided by this section, members are elected to a four-year term of office. In 2001, the three candidates receiving the highest numbers of votes are elected to four-year terms, and the two candidates receiving the next highest numbers of votes are elected to two-year terms. In 2003, and each four years thereafter, two members shall be elected. In 2005, and each four years thereafter, three members of the Council shall be elected.

§ 3.4. Manner of Electing Mayor; Term of Office. The qualified voters of the entire Town shall elect the Mayor. The Mayor shall be elected in 2001 and each two years thereafter for a two-year term.

ARTICLE IV.

ELECTION PROCEDURE

§ 4.1. Conduct of town elections. Town officers shall be elected on a non-partisan, plurality basis as provided by G.S. 163-292.

ARTICLE V.

ADMINISTRATION

§ 5.1. Town to Operate under Council-Manager Plan. The Town of West Norman operates under the Council-Manager Plan as provided in G.S. Chapter 160A, Article 7, Part 2.

Section 2. Budget Ordinance; Municipal Taxes.

From and after the effective date of this act, the citizens and property in the Town of West Norman shall be subject to municipal taxes levied for the year beginning July 1, 2001 and for that purpose the Town shall obtain from Lincoln County a record of property in the area herein incorporated which was listed for property taxes as of January 1, 2001. The Town may adopt a budget ordinance for fiscal year 2001-2002 without following the timetable in the Local Government Budget and Fiscal Control Act, but shall follow the sequence of actions in the spirit of the act insofar as is practical. For fiscal year 2001-2002, ad valorem taxes may be paid at par or face amount within 90 days of adoption of the budget ordinance, and thereafter in accordance with the schedule in G.S. 105-360 as if taxes had been due on September 1, 2001. If this act is ratified before July 1, 2000, the Town may adopt a budget ordinance for fiscal year 2000-2001 without following the timetable in the Local Government Budget and Fiscal Control Act, but shall follow the sequence of actions in the spirit of the act insofar as is practical, but no ad valorem taxes may be levied for the 2000-2001 fiscal year.

Section 3. On a date established by the Lincoln County Board of Elections no earlier than 60 nor later than 120 days after this bill becomes law, the Lincoln County Board of Elections shall conduct a special election for the purpose of submission to qualified voters of the area described in Section 2.1. of the Charter of the Town of West Norman, the question of whether such area shall be incorporated as the Town of West Norman.

Section 4. In the election, the question on the ballot shall be:

"[ ] **FOR** [ ] **AGAINST**
Incorporation of the Town of West Norman".

Section 5. In the election, if a majority of the votes are cast "For the Incorporation of the Town of West Norman", Sections 1 and 2 of this act become effective on the date that the Lincoln County Board of Elections certifies the results of the election. Otherwise, Section 1 and 2 of this act have no force and effect.

Section 6. This act is effective when it becomes law.

Statistics

Lincoln County, N.C.
Office of the Tax Administrator

For the proposed town of WEST NORMAN

	Acres	Percentage
Total Residential/Commercial	4499	32.63
Industrial/Institutional	85	0.62
Government	87	0.63
Total Undeveloped Vacant Acreage	9117	66.12
Total Acreage	13788	100.00
Total Square Miles	21.54	

Total Number of Dwellings	3137
Census (1990) average per household	2.54
Total estimated population	7968
Population per acre	.578
Population per square mile	370
Total real estate value (estimated) (land value, structures)	$560,000,000(±)
Total personal property value (estimated)	40,000,000(±)
Total value (estimated)	$600,000,000(±)

Source: Lincoln County Tax Department. Data as of 11/18/1998.

Statement of Services

STATEMENT OF SERVICES

Lincoln County presently services the West Norman area with a county owned water and sewer system. Other services provided are law enforcement and a relatively small amount for recreation and a small branch library. The area is served by two volunteer fire departments -- Denver and East Lincoln. The county assesses taxes by fire district to fund these fire departments. The proposed West Norman services are basically to *supplement* rather than duplicate county services. A hypothetical budget that the incorporation committee prepared proposes 60% of the total budget to support county services and 40% for the operation of town services.

Expenses to supplement county services include:

- **Law Enforcement:** 12% would be used to pay Lincoln County for three additional deputies to be assigned within the West Norman town boundaries. In addition, these funds would help pay facility, equipment and administrative costs of the office located in West Norman.

- **Recreation:** 12% would be used for the East Lincoln Optimist Park, a new Unity Church lakeside park and possible senior citizens center.

- **Library:** 5% would be used to cover the full cost of operating the East Lincoln Library.

- **East Lincoln Rescue:** 3% would assist in improving services.

- **East Lincoln Sewer District:** 28% would be used to assist in paying off the sewer bond.

Expenses for the town of West Norman include:

- **Town Management:** 14% would be used to pay the cost of hiring an experienced town manager, as well as the costs of hiring an efficient staff and the computerization of city operations.

- **Land Use and Planning:** 8.5% to pay the cost of hiring an experienced land-use planner and establishing a planning and land use department that would work with county personnel on matters of concern within the town.

- **Street Improvements:** 12% from the state Powell Bill funds would be used for road maintenance and the improvement of non-state roads.

- **Miscellaneous:** 2.5% for office rent and other expenses.

- **Contingency Fund:** 3% reserve to be used to insure a balance budget.

Appendices

LINCOLN COUNTY
BOARD OF ELECTIONS

MEMBERS
ERI A. (PAM) MOORE, Chairman
ENRY T. (TOM) MARTIN, Secretary
JONNIE S. HEAVNER

JUDY B. CAUDILL
Director

November 18, 1998

Mr. Louis Voit
3762 Deer Run
Denver, NC 28037

Dear Mr. Voit:

We have completed checking the petitions that you submitted to our office and found that you have 709 valid signatures.

According to our records you need to have 702 in order to have 15% of the registered voters in the proposed area.

I am returning your original petitions, should you have any questions, please call our office.

Sincerely,

Judy B. Caudill
Director

115 W. Main St. - Room 203 • Lincolnton, North Carolina 28092 • (704) 736-8480 • FAX (704) 736-8804

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

Before me, the undersigned authority, personally appeared ***Peri A. Moore,*** who being by me first duly sworn, on oath deposes and says:

That the Affiant is Chairman of the County Board of Elections of ***Lincoln*** County, North Carolina, and that the Affiant has checked the herein above signatures of petitioners against the registration books of ***Lincoln*** County, North Carolina, and ***709***, names have been found by the Affiant to be registered and qualified voters in said county; that the Affiant has placed a check mark on the petition by the names of the persons who are duly qualified and registered voters in said county; that the Affiant has noted on the petition whether the persons are not registered and qualified voters of said county.

Peri A. Moore
Affiant

Sworn to and subscribed before me
This 18th day of November, 1998.

Crystal H. McSwain
Notary Public

My Commission Expires: 2-18-2001

INCORPORATE WEST NORMAN COMMITTEE
P. O. BOX 707
DENVER, NC 28037

November 12, 1998

Mr. Louis McConnell, Chairman
Mr. James A. Hallman, Vice Chairman

Lincoln County Board of Commissioners
115 West Main Street
Citizen's Center - 3rd Floor
Lincolnton, NC 28092

Dear Mr. McConnell:
Mr. Hallman:

This letter is to inform the Lincoln county Board of Commissioners that a petition will be presented to the Joint Legislative Commission on Municipal Incorporation for the proposed incorporation of the Town of West Norman by the North Carolina General Asssembly.

Sincerely,

Lou L. Voit

Sample of letter also sent to Wes Southern, Mayor of Cornelius, NC & Randy Quillen, Mayor of Huntersville, NC.

INCORPORATE WEST NORMAN COMMITTEE
P. O. BOX 707
DENVER, NC 28037

November 12, 1998

The Honorable Bobby Huitt
Mayor of Lincolnton
114 West Sycamore Street
Lincolnton, NC 28092

Dear Mr. Huitt:

This letter is to inform the City of Lincolnton that a petition will be presented to the Joint Legislative Commission on Municipal Incorporation for the proposed incorporation of the Town of West Norman by the North Carolina General Asssembly.

Sincerely,

Lou L. Voit

190. Help Wanted

Driver
National Carriers, Inc. Is Looking For Quality Owner Operators To Pull Co. Refrigerated Trailers Throughout The 48 States. Driver Positions Available With Fleet Owners. Call Today
800-654-6710

ELECTRICIAN HELPER– 1 To 2 Years Full Time Experience. Must Have Drivers License And Own Transportation. Call After 6:00 P.M. 732-1045, Leave Message.

ELECTRICIANS & ELECTRICIAN HELPERS NEEDED ASAP.
Must Have Residential Experience. Pay Depends On Experience. Must Have Valid Driversw License And Be Dependable.
Call 735-0376.

EXPERIENCED DUMP TRUCK DRIVERS– Needed. Apply In Person To Hazel Holmes Trucking, 6116 Rozzelle Ferry Road, Charlotte, NC. Call 391-0054 For Directions.

EXPERIENCED PEST CONTROL/TERMITE CONTROL TECHNICIAN– Needed. 827-4991 or 735-4991.

190. Help Wanted

EXECUTIVE SECRETARY– Needed In Hickory Law Office. Please Submit Resumes To: PO Box 2323, Hickory, NC 28603 Or Fax To 828-322-3132.

FURNITURE ASSEMBLY– Heavy Lifting Required. Experience Required. Temp-To-Hire. Apply In Person At Lincoln Staffing, 409 East Main Street, Lincolnton.

GRAYLAND CROFT
Is Now Accepting Applications For:

Baylor CNA
12 Hr.
Weekend Shift.

Please Apply In Person To:

1770 Oak Hollow Road
Gastonia 28054.

GROWING COMPANY– Has The Following Positions: Warehouse, Machine Operators, Maintenance/ Mechanic. We Offer Medical And Life Insurance, Paid Holidays, And Vacations. Please Call 735-0926 For Further Information.

HABILITATION TECHNICIAN– Needed To Work 1:1 With MR/DD Client. Must Have High School Diploma/GED And 2 Years Experience. Hours 9AM-1PM, Monday-Friday. For More Information, Call Kisha Suber At 704-563-3176.

HAIR STYLIST NEEDED– For Booth Rental. Call 735-3448, Ask For Rusty.

190. Help Wanted

ELECTRICIAN– Residential, Commercial. Four Years Experience. Minimum. Pay Based On Experience. Clean Cut, Own Transportation. 736-0475 For An Appointment.

HRI WORKER NEEDED– To Work 1:1 With MR/DD Client During School Hours. Must Have Human Services Or Related Degree And 2 Years Experience. For More Information, Call Kisha Suber At 704-563-3176.

HVAC INSTALLER NEEDED– Competitive Pay. Excellent Benefits. Call Reinhardt Heating And Air At 735-4919.

190. Help Wanted

FURNITURE AND MACHINE ROOM– Heavy Lifting. Experience Preferred. Drug Screening Required. Lincoln Staffing, 409 East Main Street, Lincolnton. 736-9544.

HVAC SERVICE TECH
Min. 3 Yrs. Exp.
732-1855.

IMMEDIATE OPENING– For Experienced Furniture Sprayer. Temp To Hire Assignment With Top Furniture Company In Lincolnton Area. Apply In Person At Lincoln Staffing, 409 East Main Street, Lincolnton. 736-9544.

NOTICE OF PETITION TO INCORPORATE

NOTICE IS HEREBY GIVEN OF THE INTENT TO PETITION FOR APPROVAL OF THE INCORPORATION OF THE TOWN OF WEST NORMAN TO THE JOINT LEGISLATIVE COMMISSION ON MUNICIPAL INCORPORATION.

2T: Nov. 18, 25, 1998

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF NORTH CAROLINA
CHARLOTTE DIVISION
DOCKET NO. 3:97CR294MU

UNITED STATES OF AMERICA,
v.
DAVID GHANTT, ET AL

ORDER OF FORFEITURE

WHEREAS, the superseding indictment as filed herein on June 2, 1998, contained a notice of forfeiture pursuant to 18 U.S.C. § 982, which incorporates by reference the procedures set forth in 21 U.S.C. § 853.

WHEREAS, Steven Eugene Chambers (02), Michele Denise Chambers (03), Kelly Jane Campbell (04), Michael L. McKinney (05), Eric Hailey Payne (06), Eric Scott Grant (08), David Eric Craig (09), Calvin John Hodge (Jr.) (10), John Calvin Hodge (Sr.) (11), Dennis Floyd (12), Sandra Floyd (13), Robert Eugene Chambers (14), Mary L. Chambers (15), Amy Payne (16), and Amy Grigg (17) have filed plea agreements herein in which each "agrees to forfeit and otherwise waive any ownership right he/she might possess in all items seized during the investigation..."

WHEREAS, Thomas Nathan Grant (07) has pleaded guilty to all charges in the indictment without benefit of a plea agreement and without reserving the right to fight the forfeiture of any of the property noticed in the indictment. He has signed a waiver and consent to forfeiture.

WHEREAS, no property has been seized for forfeiture from the remaining defendants in the indictment, David Scott Ghantt (01), Kimberly B. Goodman (18), Michael T. Goodman (19), and Jeffrey M. Guller (20). Therefore, no property seized from them is listed in this Order.

AND WHEREAS, the property listed for forfeiture herein was seized pursuant to warrants issued by the Court on a finding of probable cause and each defendant has agreed to the forfeiture of all seized property after consultation with his or her attorney of record.

NOW THEREFORE IT IS HEREBY ORDERED, ADJUDGED and DECREED that pursuant to 18 U.S.C.

Legal Notices

NOTICE TO CREDITORS

Having qualified as Executors of the Estate of Glenn Lee Clark, late of Gaston County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the said Estate of said Decedent, to exhibit them to the undersigned at 246 West Main Avenue, Gastonia, North Carolina 28052, on or before the 2nd day of February, 1999, or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations being indebted to the said Estate will please make immediate payment to the undersigned at the address herein indicated.

This the 2nd day of November, 1998.

Zona D. Clark, Executrix
Of The Estate of Glenn Lee Clark

T. Lamar Robinson, Jr.
Robinson, Brue, and Wilson, L.L.P.
246 West Main Avenue
P.O. Box 1115
Gastonia, NC 28053-1115
(704) 864-5728
LP2941427

STATE OF NORTH CAROLINA
COUNTY OF GASTON

REBECCA DELLINGER LANE, Plaintiff,

vs.

THOMAS EDMUND LANE, Defendant

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
FILE NO.: 98-CVD-4615

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

To: THOMAS EDMUND LANE

TAKE NOTICE that a Complaint seeking relief against you has been filed in the above-captioned action on November, 1998, and the nature of the relief being sought is as follows: ABSOLUTE DIVORCE.

You are required to make defense to such pleading not later than December 12, 1998 and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

ALSO TAKE NOTICE that a hearing will be conducted beginning at 9:30a.m. on December 28, 1998 in Courtroom 3C of the Gaston County Courthouse, Gastonia, North Carolina, at which hearing the Court will grant the plaintiff the relief sought unless you appear to object.

This the 12th day of November, 1998

LARRY B. LANGSON
ATTORNEY AT LAW
P.O. BOX 1304
GASTONIA, NC 28085-1204
(704) 868-8450

NOTICE OF PETITION TO INCORPORATE

NOTICE IS HEREBY GIVEN OF THE INTENT TO PETITION FOR APPROVAL OF THE INCORPORATION OF THE TOWN OF WEST NORMAN TO THE JOINT LEGISLATIVE COMMISSION ON MUNICIPAL INCORPORATION.

LP2981237

APPENDIX D

Assessment of Petition
by
Town of West Norman
for
Incorporation

Relative to NC G.S. 120-163 and NC G.S. 120-164

North Carolina Department of Commerce
Division of Community Assistance

Division of Community Assistance staff has reviewed the petition for incorporation from the Town of West Norman as it relates to NC G.S. 120-163 and NC G.S. 120-164. These sections of the General Statutes refer to the petition and notification requirements.

G.S. 120-163 (a) requires that a petition be signed by 15% of the registered voters (but by not less than 25 voters) of the area asking for incorporation. The proposed Town of West Norman has submitted a petition with signatures.

G.S. 120-163 (b) requires that "[t]he petition must be verified by the county board of elections of the county where the voter is alleged to be registered. The board of elections shall cause to be examined the signature, shall place a check mark beside the name of each signer who is qualified and registered to vote in that county in the area proposed to be incorporated, and shall attach to the petition a certificate stating the number of voters registered in that county in the area proposed to be incorporated, and the total number of registered voters who have been verified. The county board of elections shall return the petition to the person who presented it within 15 working days of receipt." G.S. 120-163 (d) requires that the petitioners must present to the Commission the verified petition from the county board of elections. The petition submitted by the proposed Town of West Norman has been verified by the county board of elections.

G.S. 120-163 (c) requires that the petition must include a number of items. These are:

- A proposed name for the city. The petition of the Town of West Norman does include a proposed name.
- A map of the city. The petition of the Town of West Norman does include a map.
- A list of proposed services to be provided by the proposed municipality. The petition of the Town of West Norman does include a list of proposed services.
- The names of three persons to serve as interim governing board. The petition of the Town of West Norman includes the names of a mayor and five council members to serve as interim governing board.
- A proposed charter. The petition of the Town of West Norman does include a proposed charter.
- A statement of the estimated population. The petition of the Town of West Norman does include a statement of the estimated population.
- Assessed valuation. The petition of the Town of West Norman includes an estimate of assessed valuation.
- Degree of development. The petition of the Town of West Norman does include degree of development.
- Population density. The petition of the Town of West Norman does include population density.
- Recommendations as to form of government and manner of election. The petition of the Town of West Norman does include recommendations as to form of government and manner of election.

According to G S 120-163, the proposed municipality may not contain any non-contiguous areas. According to an examination of the map presented with the petition, the proposed Town of West Norman does not contain any non-contiguous areas.

According to G.S. 120-164, not later than five days before submitting the petition to the Commission, the petitioners shall notify:

(1) The board or boards of county commissioners of the county or counties where the proposed municipality is located.
(2) All cities within that county or counties.
(3) All cities in any other county that are within five miles of the proposed municipality of the intent to present the petition to the Commission.

A letter to the Lincoln County Board of Commissioners was included. A letter to Lincolnton was included. The text says that the letter was also sent to the mayors of Cornelius and Huntersville. There was no indication that a letter was sent to Davidson or Mooresville, which are also within five miles of the proposed community. There was no indication that a letter was sent to High Shoals or Maiden, portions of which extend into Lincoln County. The proposed town was informed that these notifications were needed, and in letters dated March 6, 2000, West Norman has notified High Shoals, Maiden, Mooresville and Davidson.

According to G.S. 120-164, "[t]he petitioners shall also publish, one per week for two consecutive weeks, with the second publication no later than seven days before submitting the petition to the Commission, notice in a newspaper of general circulation in the area proposed to be incorporated of the intent to present the petition to the Commission."

A copy of a notice on November 17, 1998 in the Charlotte Observer was included. A copy of a notice in the November 18 Lincoln Times-News was also included. At the bottom of this ad it was noted 2T: Nov. 18, 25, 1998.

APPENDIX E

Assessment of Petition
by
Town of West Norman
for
Incorporation

Relative to NC G.S. 120-166.

North Carolina Department of Commerce
Division of Community Assistance

Division of Community Assistance staff has reviewed the petition for incorporation from West Norman as it relates to NC G.S. 120-166. That section of the General Statute refers to the nearness of the proposed new 'Town of West Norman' to other municipalities. Part (a) of that section sets criteria based on the nearness of the proposed new town to existing municipalities and their respective populations. Note that the General Statute requires that the population values be in accordance with the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census. These relationships are presented in the following table.

Critical Distance	Population of Neighboring Municipality
1 mile	5,000 to 9,999
3 miles	10,000 to 24,999
4 miles	25,000 to 49,999
5 miles	50,000 and over

There are no municipalities within one (1) mile of the proposed boundaries for West Norman. The Town of Cornelius (population 2,581) and the Town of Huntersville (population 3,023) are both within three (3) miles of the proposed boundaries of West Norman, but neither town exceeds the neighboring municipal population threshold. No additional municipalities are within four (4) miles of the proposed new town. Mooresville (population 9,317) and Davidson (population 4,046) are within five (5) miles of West Norman, but neither town exceeds the neighboring municipal population threshold.

The proposed new Town of West Norman is not entirely on an island so Subsection (b)(1) does not apply. West Norman is separated by a major lake (Lake Norman) or natural feature from Cornelius, Huntersville, Davidson, and Mooresville; however none of these cities meet the population threshold for Part (a), so Subsection (b)(2) does not need to be applied. Finally, the petition indicated no evidence that Subsection (b)(4) applies (a petition for annexation to nearby city that was not approved).

Please note that the boundary description and map presented in the petition were not completely consistent. The West Norman boundary description in many instances was incomplete and did not follow parcel lines. Please note that the boundary also follows voting district boundaries, which do not follow parcel lines. Please also note that none of these inconsistencies affect the outcome of this assessment of the petition relative to NC G.S. 120-166.

The Commission is not precluded from making a positive recommendation on the petition for incorporation relative to the proposed Town of West Norman, in accordance with NC G.S. 120-166.(a).

Information sources: The foregoing assessment was based on information contained in the petition, GIS data provided by the Lincoln County GIS Department, and the most recently updated DOT GIS data that was provided by NC CGIA. A buffer analysis (an ArcView GIS utility) was performed on the proposed boundary that was presented on the map attached to the petition. The 1990 Census population values were retrieved from the NC Office of State Planning web site (www.ospl.state.nc.us/demog/muntot98.html); for municipalities incorporated since the 1990 Census, data was obtained from the most recent certified municipal population estimates from the Office of State Planning at the same web site.

Note: 1

§ 120-166. Additional criteria; nearness to another municipality.

(a) The Commission may not make a positive recommendation if the proposed municipality is located within one mile of a municipality of 5,000 to 9,999, within three miles of a municipality of 10,000 to 24,999, within four miles of a municipality of 25,000 to 49,999, or within five miles of a municipality of 50,000 or over, according to the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census.

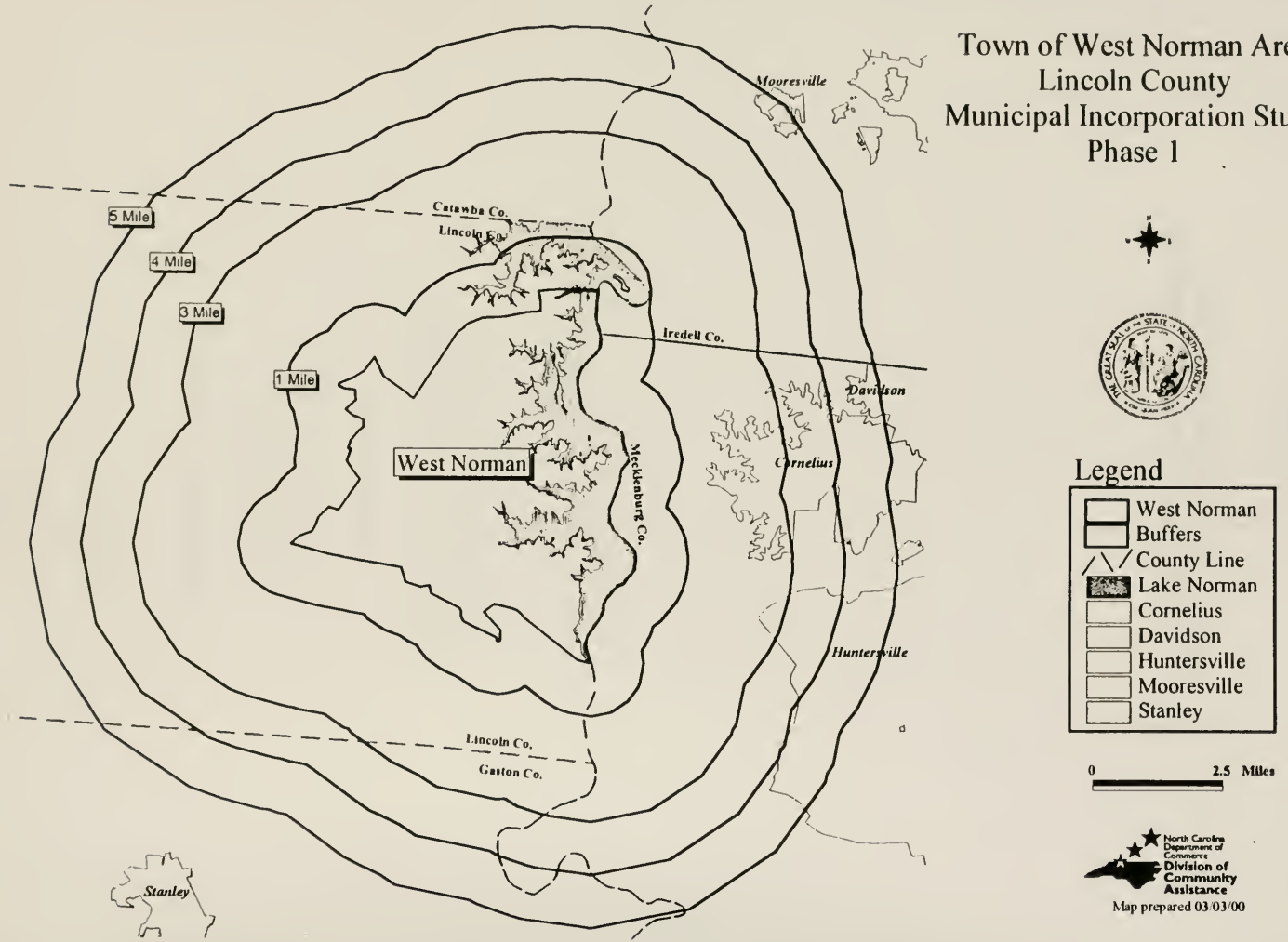
(b) Subsection (a) of this section does not apply in the case of proximity to a specific municipality if:

(1) The proposed municipality is entirely on an island that the nearby city is not on;

(2) The proposed municipality is separated by a major river or other natural barrier from the nearby city, such that provision of municipal services by the nearby city to the proposed municipality is infeasible or the cost is prohibitive, and the Commission shall adopt policies to implement this subdivision;

(3) The nearby municipality by resolution expresses its approval of the incorporation; or

(4) An area of at least fifty percent (50%) of the proposed municipality has petitioned for annexation to the nearby city under G.S. 160A-31 within the previous 12 months before the incorporation petition is submitted to the Commission but the annexation petition was not approved.(1985 (Reg. Sess., 1986), c. 1003, s. 1; 1989 (Reg. Sess., 1990), c. 1024, s. 25.)


Town of West Norman Area
Lincoln County
Municipal Incorporation Study
Phase 1
5 Mile
4 Mile
3 Mile
1 Mile
West Norman
Mooresville
Catawba Co.
Lincoln Co.
Iredell Co.
Davidson
Cornelius
Mecklenburg Co.
Huntersville
Lincoln Co.
Gaston Co.
Stanley
Legend
West Norman
Buffers
County Line
Lake Norman
Cornelius
Davidson
Huntersville
Mooresville
Stanley
0
2.5 Miles
North Carolina Department of Commerce
Division of Community Assistance
Map prepared 03/03/00

APPENDIX F

Assessment of Petition
by
West Norman
(Lincoln County)
for
Incorporation

Relative to NC G.S. 120-167
through NC G.S. 120-170

North Carolina Department of Commerce
Division of Community Assistance

Division of Community Assistance (DCA) staff has reviewed the petition for incorporating the Town of West Norman relative to NC G.S. 120-167 through G S 120-170. The following discussion addresses each of these sections of the General Statutes

NC G.S. 120-167 Additional criteria; population.

NC G.S. 120-167 refers to population and requires that the permanent population must be at least 100. The petition indicates an estimated population of 7,968, which is well in excess of the minimum requirement. The Division of Community Assistance performed a land use survey of the subject area. That survey identified 3,252 dwelling units in the subject area. The 1990 US Census Bureau data indicates an average of 2.65 persons per household for Lincoln County and an occupancy rate of 92.4 percent. This suggests that 7,963 persons are likely to reside in those 3,252 dwellings. A population of 7,968 (as indicated in the petition) is certainly a reasonable estimate for the area in question. It appears that NC G.S. 120-167 is satisfied

NC G.S. 120-168 Additional criteria; development.

NC G.S. 120-168 refers to development and requires that at least 40 percent of the area must be "developed for residential, commercial, industrial, institutional, or governmental uses, or is dedicated as open space under the provisions of a zoning ordinance, subdivision ordinance, conditional or special use permit, or recorded restrictive covenants."(1985 (Reg. Sess., 1986), c. 1003, s. 1.)

DCA used a land use survey combined with an analysis of assessment value relative to lot size to determine the degree of development. The survey considered parcels as "developed" if they had land use characteristics that were residential, commercial, institutional or governmental, industrial, or dedicated open spaces. The assessment used a residential density minimum of 1 unit per 5 acres as developed for residential purposes, since this is the standard used in the annexation statutes.[1] Vacant parcels, forested parcels, or parcels where agricultural use was predominant were considered "undeveloped." For large tracts that were only partially occupied by commercial, industrial, institutional, or governmental uses the area estimated to be occupied by such uses was considered as developed.

Lincoln County's zoning map indicates no parcels in the subject area that were currently dedicated as open space under the provisions of a zoning ordinance, subdivision ordinance, conditional or special use permit, or recorded restrictive covenants. Nor was there such evidence or claims presented in the petition.

[1] Reference NC G.S. 160A-41.(2)

DCA's analysis indicated that 49 6 percent of the subject area is developed (see Table 1 and Map A). It appears that NC G.S 120-168 is satisfied.

Table 1
Development Relative to NC G.S 120-168

Land Use	Acres
Commercial	1,362
Industrial	3,980
Institutional/Governmental	152
Residential	2,228
Open Space	0
Undeveloped	7,842
Total	15,564
Total Developed Acreage	7,722
% Developed	**49.6%**

NC G.S. 120-169 Additional criteria; area unincorporated.

NC G.S. 120-169 requires that none of the area proposed for incorporation may be included within the boundary of another incorporated municipality. DCA compared the proposed boundary for the Town of West Norman with the most recently updated Lincoln County (GIS) data as well as the NC DOT geographic information system (GIS) data that was provided by NC CGIA and found no evidence that any of the subject area is part of any incorporated municipality. It appears that NC G.S. 120-169 is satisfied.

NC G.S. 120-169.1 Additional criteria; services.

NC G.S. 120-169.1(b) requires that the area to be incorporated submit a plan for a reasonable level of municipal services. To meet the requirements of this section, the persons submitting the plan for incorporation must propose to provide at least two of the following services:

1) Police protection.
2) Fire protection.
3) Garbage and refuse collection and disposal.
4) Water distribution.
5) Sewer collection or disposal.
6) Street maintenance, construction, or right-of-way acquisition.
7) Street lighting.
8) Adoption of citywide planning and zoning.

The petition included a list of the current services that are provided by County and local agencies. It did submit a general plan (not detailed) for supplementing and continuing such services. It does propose to provide at least two additional services from the above list, citywide planning and road improvements. It appears that NC G.S 120-169.1(b) is satisfied.

NC G.S. 120-170 Findings as to services.

NC G.S. 120-170 requires that the proposed municipality provide, at a reasonable tax rate, the services requested by the petition, and that the proposed municipality can provide at a reasonable tax rate the types of services usually provided by similar municipalities. To help quantify this requirement DCA considered the gross assessment value of the proposed municipality as its tax base. DCA compared the property tax rates, and property tax revenues of ten municipalities that have a population size similar to that of the proposed Town of West Norman.

For fiscal year 1997-98 the average property tax rate and revenue for the comparison communities were $0.45/$100 assessment and $1,966,490, respectively. In order for the proposed Town of West Norman to generate similar revenues it would have to levy a property tax rate of $0.26/$100 assessment (assuming a total assessment of $784,466,169 and a collection rate of 97 percent).

Table 2:
Property Tax Rate and Revenues Comparison

Municipality	Population 1995	Tax Rate/$100 FY1997-98	Property Tax Revenue
Archdale	7,815	.24	$1,089,581
Belmont	8,013	.48	$2,240,111
Black Mountain	7,384	.40	$1,398,803
Cornelius	7,901	.31	$2,793,891
Forest City	7,776	.24	$892,056
Mount Airy	7,818	.48	$3,015,732
Mount Holly	8,069	.44	$1,924,138
Oxford	8,322	.74	$1,960,185
Roxboro	7,470	.60	$2,070,839
Wake Forest	7,388	.56	$2,279,559
	Average Tax Rate $0.45/$100		
	Average Property Tax Revenue $1,966,490		

The petition indicated that the proposed town does plan to provide services that are not already provided by the County or other local agency The community can provide such services at a reasonable tax rate. It appears that NC G S 120-170 is satisfied.

Conclusion

It appears that the proposed Town of West Norman satisfies the North Carolina General Statutes 120-167, 120-168, 120-169, 120-169.1(b) and 120-170. **The Commission may make a positive recommendation on the incorporation of the proposed Town of West Norman.**

Information sources:

Petition for Incorporation of the Town of West Norman
1990 US Census Summary Tape File 1A (referenced 03/00)
Lincoln County GIS Department, Parcel Data and Assessment Data.
North Carolina League of Municipalities (referenced 3/00)
http://nclmorg.coolwebhosting.com/General/Reports/TaxRate
North Carolina Office of State Treasurer (referenced 03/00)
http://www.treasurer.state.nc.us/frlgc.htmf
NC DOT GIS Data Layers, Distributed by NC CGIA (1999)

Map A

West Norman Municipal Incorporation Phase II Study

Legend
- West Norman Limits
- Developed Land
- Undeveloped Land

0 1 Miles

North Carolina Department of Commerce Division of Community Assistance

Map prepared 04/06/00